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Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
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LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION SPECIAL MEETING AGENDA

The Village of Westmont Planning and Zoning Commission will hold a special meeting on Wednesday, August 03, 2016 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the June 15, 2016 meeting
7. Open Hearing

Old Business

PZ 16-011 The Harp Group, Inc. regarding the property located at 3500 Midwest Road, Oak Brook, IL 60523 for the following:

- (A) Map Amendment request to rezone from B-3 Special Business District to a Planned Development Overlay District in the underlying B-3 Special Business District with the following exceptions from the Zoning Code:
 1. Exception to increase the maximum FAR for an 18 acre land area.
 2. Exception to the minimum lot area required for a multiple family residential construction for an 18 acre land area.
 3. Such other waivers as may be necessary to facilitate the development of the 18 acre parcel.
- (B) Special Use Permit request to permit residential dwelling units in the B-3 Special Business District.
- (C) Zoning Code Variance request to increase the maximum number of signs permitted in the B-3 Special Business District for an 18 acre land area.
- (D) Zoning Code Variance request to to reduce the total required number of parking spaces for an 18 acre land area.
- (E) Preliminary Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.
- (F) Preliminary Plat of Subdivision approval for an 18 acre land area.



PZ 16-018 LWV Odessa Ponds, LLC, regarding the properties located at 6704-24 Echo Lane, 6703-24 Tudor Lane, 6703-24 Alpine Lane, 6703-24 Park Lane, 6703-24 Lakeshore Drive, 6703-24 Cedar Lane, 6703-24 Vail Drive, 6703-24 Aspen Lane, 6703-23 Maple Lane, Westmont, IL 60559 for the following:

(A) Map Amendment request to rezone from R-4 General Residence District to a Planned Development Overlay District in the underlying R-4 General Residence District with the following exceptions from the Zoning Code:

1. Exception to reduce the required amount of useable open space, which is currently non-conforming.
2. Exception to permit existing non-conforming lot area.
3. Exception to permit existing non-conforming front yard setbacks.

(B) Zoning Code Variance request to exceed the maximum number of allowable accessory structures to construct clubhouse facilities.

(C) Zoning Code Variance request to exceed the maximum size of an accessory clubhouse structure.

(D) Zoning Code Variance request to exceed the maximum height of an accessory clubhouse structure.

(E) Zoning Code Variance request to permit existing non-conforming number of parking spaces.

(F) Preliminary Plat of Subdivision to consolidate the properties into two lots.

(G) Site and landscaping plan approval for the construction of clubhouse facilities.

New Business

PZ 16-019 Peak Custom Homes LLC regarding the properties located at 224 and 226 West Burlington Avenue, Westmont, IL 60559 for the following:

(A) Zoning Code Variance request for relief from the minimum square feet per building in the R-5 General Residence District.

(B) Zoning Code Variance request for relief from the maximum allowable density in the R-5 General Residence District.

(C) Site and Landscaping Plan approval to build two new single-family semi-detached dwellings.

8. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION - Ed Richard Chairperson